

Overview

With funding from the Utah Quality Growth Commission,

Salt Lake City conducted a design workshop to address transit-oriented development potential for the West Temple Gateway, located between 700 South and the 900 South I-15 ramp from West Temple to 300 West. This plan will produce transit-oriented development policies and design guidelines for the study area, which includes a future light rail transit stop.

1999 Planning Grant Summary

Grant Amount:	\$5,000
Matching Dollars:	\$1,000 (\$9,000 in-kind)
Match:	\$10,000
Project Cost:	\$15,000

Salt Lake City-West Temple TOD

Local Responsibility

Salt Lake City hired Calthorpe Associates to conduct the West Temple Transit-Oriented Development Case.

State Leadership

The Quality Growth Commission awarded Salt Lake City with a grant in the amount of \$5,000.

Economic Development

There is potential for in-fill development within the study area. The parcels are small and dispersed throughout the area, so development will need to involve an assembly of parcels to create suitable sites. The development concept includes strategies to increase residential development in the area and make public way improvements that will make the area more attractive, which will provide a sense of place and transportation alternatives for those who live and work in the area.

Infrastructure Development

The study is served by a full compliment of city utilities. However, because of the age of this area and its location, the utility systems in the area are old and in some cases do not meet current city standards. The lack of new development in the area has lessened the pressure to upgrade the facilities. As in-fill development occurs, the developer may be required to make off-site improvements to the system.

Housing Opportunity

There is no publicly owned affordable housing in the West Temple Gateway study area. However, the Salt Lake City Redevelopment Agency is encouraging developers to build mixed-use housing in the areas. One of the goals of the RDA is to take advantage of the proximity of property to the future light rail station by encouraging transit-oriented development.

Conservation Ethic

This is not a component of this plan. In addition, no formal open space exists within the demonstration area.

"The plan...has been used as a support document by the City's Redevelopment Agency, which has been working in this area to encourage the redevelopment of this area."

Joel Patterson-Senior Planner

Implementation

The plan has not been implemented, however, it has been used as a support document by the City's Redevelopment Agency, which has been working in this area to encourage redevelopment of this area. It is the City's continued goal to convince UTA of the need to open a TRAX stop in this area. The Plan indicates the need to increase residential density and to develop supporting commercial uses in the area.

Promoting Intelligent Growth

The plan was valuable for the process that occurred to develop the plan. Salt Lake City is committed to the principles of responsible growth and has developed several mixed use zoning districts that help to promote transit-oriented development.

Accomplishments

The Redevelopment Agency has purchased property in this area and is working with landowners and developers to foster new development.

Benefits

The planning grant was beneficial because it brought together a diverse group of stakeholders who discussed alternative futures for this area and focused attention to the benefits of transit-oriented development and the creation of housing in the downtown area.